



42b Turners Lane,  
Withymoor Village, DY5 3SQ

**Taylors**

# 42b Turners Lane, Withymoor Village, DY5 3SQ

*BEAUTIFULLY PROPORTIONED &  
ATTRACTIVELY MAINTAINED, MOD-  
ERN STYLE, DETACHED RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Reception Hall
    - Guests Cloakroom / W.C
  - Sitting Room - 13' 4" x 11' 7" (4.06m x 3.53m)
  - Dining Kitchen - 9' 7" x 9' 0" (2.92m x 2.74m)
  - Conservatory - 12' 7" x 9' 2" (3.83m x 2.79m)
  - Dining Room / Office - 10' 3" x 8' 5" (3.12m x 2.56m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 11' 9" x 10' 8" (3.58m x 3.25m)
  - En-Suite
  - Bedroom 2 - 10' 8" x 9' 10" (3.25m x 2.99m)
  - Bedroom 3 - 9' 9" x 8' 2" (2.97m x 2.49m)
  - House Bathroom - 9' 10" x 7' 4" (2.99m x 2.23m)
- OUTSIDE
  - Driveway
  - Garage
  - Large Rear Garden

Measurements taken at widest available points



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

This ATTRACTIVE, INCREDIBLY SPACIOUS & WELL APPOINTED, MODERN STYLE, THREE BED-ROOM, DETACHED RESIDENCE would make a SUPERB FAMILY HOME and enjoys a lovely position within this ADMIRABLE & POPULAR WITHYMOOR ADDRESS. Combined with having an abundance of QUALITY SCHOOLING & local amenities in close proximity, the property enjoys a GAS CENTRALLY HEATED LAYOUT and would make a truly desirable family home. The enlarged & most appealing accommodation must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and in brief comprises: Entrance Hall, Lovely Rear Sitting Room, Separate Dining Room / Office, Well Fitted Breakfast Kitchen, Guests Cloakroom / W.C, SPLENDID CONSERVATORY ADDITION, Landing, Three Good Sized First Floor Bedrooms (Master with Well Appointed En-Suite Shower Room) & Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage and SUPERB / SUNSTANTIAL Rear Garden which has ESTABLISHED borders and a SECLUDED initial patio area for alfresco dining. Tenure: Freehold. EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a medium-very low risk of yearly

**flooding.**  
**BHS10249**

**MISREPRESENTATION ACT 1967**

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

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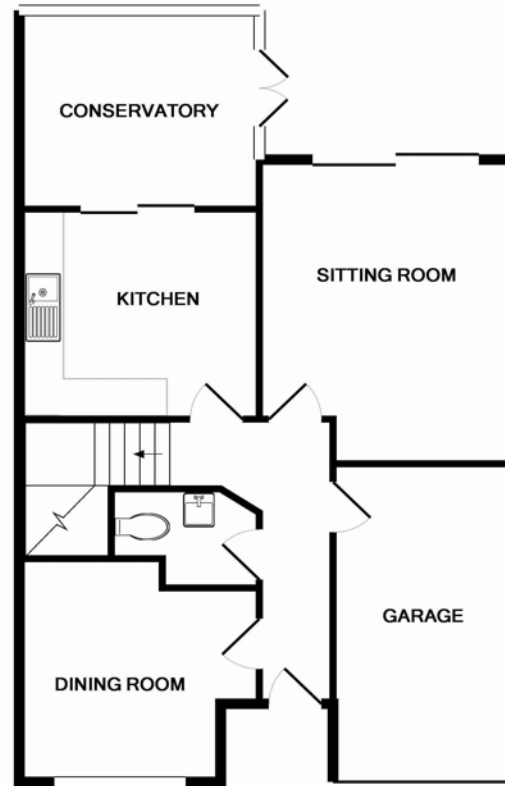
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GROUND FLOOR



1ST FLOOR

TURNERS LANE, DY5 3SQ  
Measurements are approximate. Not to scale. Illustrative purposes only  
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